LeachRhodesWalker
Architects

01st April 2020
CJG/MB/KM/7891/C – 02

FAO Ms. Jennifer Atkinson
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Ms Atkinson,

SUBMITTED ONLINE

Re: 328-336 Stockport Road, Manchester – Approval Ref: 122945/FO/2019 dated 25th March 2019
Application to Discharge Planning Conditions

We write on behalf of our client CS Derby Ltd, to discharge conditions relating to the approval referred to above.

The condition we are seeking approval for is **Conditions 3, 4, 5, 6 & 7** and are listed with a description and specific details below.

To accompany this application, we have included the application forms to discharge the planning conditions and the following information.

Condition 3:

Local Benefit Proposal

"a) Prior to the commencement of the construction of the proposed development hereby approved (excluding demolition works) development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) The measures proposed to recruit local people including apprenticeships
ii) Mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) Measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

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Continued:/2
01st April 2020
CJG/MB/KM/7891/C – 02

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."

A document has been prepared by CPUK and is attached for your approval.

Ref : ***Condition 3 - Local Employment***

Please can you confirm this discharges this condition?

Condition 4:

Drainage Strategy

"Notwithstanding the detailed drainage strategy prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019,

(a) Construction work (excluding demolition) associated with the proposed development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Panning Authority. This shall include: Evidence that the drainage system has been deigned (unless an area is designated to hold and/ or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with the appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; Construction details of flow control and SuDS elements.

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale."

Drawings have been prepared by Bailey Johnson Hayes and are attached for your approval.

Ref : ***Condition 4 - M1764-D-01A Proposed Foul Drainage***
Condition 4 - M1764-D-02A Proposed Surface Drainage
Condition 4 - M1764-D-03A Typical Drainage Details
Condition 4 - M1764-D-04A Hydrobrake Manhole Details

Please can you confirm this discharges this condition?

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Continued:/3
01st April 2020
CJG/MB/KM/7891/C – 02

Condition 5:

Site Investigation, Risk and Remediation Strategy

"Notwithstanding the preliminary risk assessment prepared by BEK Geo- Environmental Consulting Engineers (reference BEK-18469-1) stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019,

(a) construction work associated with the proposed development shall not commenced (excluding demolition) until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority: Submission of site investigation proposals; Submission of a site investigation and risk assessment report; Site investigation and risk assessment report; Remediation strategy.

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When the phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion Nerification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

The following reports and assessment have been prepared by bEk Enviro Ltd and are attached for your approval.

Ref : ***Condition 5 - BEK - Remediation Method Statement***
Condition 5 - BEK-Site Investigation and Ground Investigation
Condition 5 - BEK - Stockport Rd Longsight - Delineate Areas of Contamination Further

Please can you confirm this discharges this condition?

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Continued:/4
01st April 2020
CJG/MB/KM/7891/C – 02

Condition 6:

Construction Management Plan

"Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

The development shall be carried out in accordance with the approved construction management plan."

A document has been prepared by CPUK and is attached for your approval.

Ref : ***Condition 6 - CEMP Construction Management Plan and Safety and Environmental Methodology***

Please can you confirm this discharges this condition?

Condition 7:

Materials Sample Programme

"Prior to any above ground works, (a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management. (b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part (a). The approved materials shall then be implemented as part of the development."

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Continued:/5
01st April 2020
CJG/MB/KM/7891/C – 02

A document has been prepared by CPUK and is attached for your approval.

Ref : ***Condition 7 - Planning Samples Programme***

Please can you confirm this discharges this condition?

We trust that this information is sufficient to discharge the conditions, but if you require any further information please do not hesitate to contact me.

Yours sincerely

KA YIN MAN

Cc: **(via e-mail letter only)**

Martin Halsey	: CS Derby Ltd
Christian Gilham	: Leach Rhodes Walker
Martin Burrows	: Leach Rhodes Walker
Ka Yin Man	: Leach Rhodes Walker

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